CER' IFICATE OF PUBI CATION

From THE NEWS-POST

Frederick, Md.

No 24747 Eq

TRUSTEE'S SALE

OF VALUABLE IMPROVED REAL ESTATE LOCATED IN FREDERICK, MARYLAND

Pursuant to a Decree of the Circuit Court for Frederick County, Maryland, passed or: the 24th day of May, 1974 in No. 24,747 Equity in said Court, the undersigned Trustees will ofter for sale at Public Auction at the COURT HOUSE DOOR IN FREDERICK CITY, FRE-DERICK COUNTY, MARYLAND, the following described real estate on:

FRIDAY, JUNE 21, 1974

AT 11:00 O'CLOCK A:M.

All that piece or part of a lot or lots of ground situate, lying and being on the north side of East South Street, in Frederick City, Frederick County, Maryland, and known and designated as No. 5 East South Street, and more particularly described as follows:

BEGINNING for the part hereby intended to be conveyed on South Street, at the southeast corner of the whole of said lot or part of lot, it being also at the southwest corner of Samuel E. Winebrenner's lot, formerly George Gilbert's stable lot, and running thence westerly with the northern side of South Street, twenty-six feet five inches; then northerly in a line parallel with the eastern boundary line of said lot or parts of lots thirty-five feet nine inches to intersect the southern boundary line of Augustus L. Eader's lot, thence with said Eader's lot, easterly twenty-six feet five inches to intersect the western boundary line of Gilbert's Stable lot, southwardly thirty-five feet nine inches to the place of beginning.

It being all and the same real estate described and conveyed in a deed from Sherman P. Bowers and Lillian S. Bowers his wife, unto Charles E. Miller and Ella M. Miller, his wife, dated April 28, 1931 and recorded in Liber 378, folio 405, etc., one of the Land Records of Frederick County, the said Charles E. Miller having died on October 14, 1952, whereupon Ella M. Miller, his wife, became the owner as survivor and thereafter died on May 19, 1957, intestate, leaving as her only heirs at law and next of kin, three sons, all adults, namely, Charles E. Miller, John H. Miller and Robert E. Miller, Sr., who acquired an undivided 1/3 interest by descent. On the 30th day of August, 1969, Robert E. Miller, Sr. died intestate leaving as his heirs and next of kin, his wife, Rosalie L Miller and infant son Robert E. Miller, Jr. On the 30th day of March 1973 John H. Miller conveyed his 1/3 interest to his brother Charles E. Miller, said deed recorded in Liber 909, tolio 715, one of the Land Records of Frederick County, Maryland.

The property is improved with a 6 room, 2 story, detached brick dwelling, having bath, oil burner, forced air heat, attic and cellar, with dirt floor. Has city sewer and *** ater connections.

TERMS OF SALE: A deposit of 10' of entire purchase price will be required of the purchaser or purc lasers on date of sale and the residue on ratification by the Circuit Court for Frederick County. Maryland. All costs of conveyancing, including deed, title examination, if any, transfer tax and documentary stamps shall be at the expense of the purchaser or purchasers. Real Estate taxes and all public charges will be adjusted to the date of sale and thereafter assumed by the purchaser or purchasers.

The property may be inspected after June 10, 1974 by appointment by calling either of the Trustees and on the morning of the

ALTON Y. BENNETT, Trustee 120 West Church Street Frederick, Maryland Phone: 662-4189 W. JEROME OFFUTT, Trustee

sale.

22 West 2nd Street Frederick, Maryland Phone: 662-8248

FRANKLIN W. MARTZ, Attorney JOHN L. PONTON, Auctioneer

This is to certify that the annexed Trustee's
Sale was published in The News & Post
a newspaper published in Frederick County, at least once in
each of three successive weeks, the first such publication hav-
ing been made not less than the days prior to sale, and the last
such publication being made not more than one week prior to
the 21st day of June 19 74

THE NEWS-POST

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